

DAVIS BAY WHARF IMPROVEMENTS

PROJECT COMPLETION REPORT

PREPARED FOR

ISLAND COASTAL ECONOMIC TRUST

PREPARED BY THE PROJECT TEAM AND SUBMITTED BY:

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Project History and Conceptualization

The Davis Bay wharf has great historical significance to the community, built in 1923 by the Federal Government, the wharf was leased to Standard Oil (now known as Chevron) to pump oil and gas to upland storage tanks. In 1950, a fire destroyed part of the wharf, which was later rebuilt with a smaller deck. In the late 1980's the wharf was transferred to the District of Sechelt which has done routine maintenance including, piling repair and restoration. Today, the wharf is an iconic landmark and hub in the community for recreational activity, popular with swimmers, divers, kayakers, wind and kite surfers, photographers, and bird watchers. The wharf is also popular with recreational fishermen and crabbers, and tourists and seniors who enjoy the scenic lookout to the Georgia Strait.

This improvement project involved widening the wharf deck (approach and wharfhead), installing safety handrails, constructing a gazebo on the wharfhead, and adding a gangway and swim float. The project has improved the wharf's safety and accessibility, and increased its functionality and recreational value to the community. In addition, the improvements increase the capacity of the wharf which is a popular tourist attraction during the summer months.

Project Objectives

Overall, the restoration objectives were to improve safety, access to the water, accessibility from the water, the wharf's ability to withstand climate change including, rising water levels and storms, and provide a major multi-purpose recreational feature in Davis Bay for residents and tourists. The restoration objective was also to respect the historical character of the wharf and to be a catalyst for future development.

Overall Schedule

The wharf tender was let by the District of Sechelt March 18, 2014. Ten bids were received with the contract awarded to Heavy Metal Marine (Victoria) April 7, 2014.

The wharf contract began May 5, 2014 with the demolition of existing planking and driving of new piles to secure the expanded wharf head. New decking was completed by June 17, 2014. Electrical lighting and outlets were installed by Mitchell Systems and water for fire suppression and potable sources were by Fraser Mechanical in early June. The electrical service including connections from BC Hydro was installed by Olson Electric.

A significant component of the project involved the construction of the entrance way and tie in of the wharf approach to the abutting seawall. The structural feature was capped by an ornamental stamped concrete surface and First Nations "welcome" art feature. The 40 sq. meter frame gazebo was donated by West Coast Log Homes. It provides shelter to anglers, wildlife viewers and swimmers.

The project was completed July 4, 2014 with the installation of the swim float and gangway.

The grand opening of the reconstructed wharf was held July 17, 2014. Final electrical commissioning did not occur until October 24, 2014.

Completion of Project Objectives

The improvements increase the capacity, safety and accessibility of the wharf for all users by widening the deck so fishing activities do not affect other users, and the swim float increases the safety of users engaged in water sports. The gazebo provides a covered area for users enjoying the view. The provision of electrical power to the wharf enables the facility to host a much wider range of community activities/events. In addition, improving the accessibility of the wharf, which is adjacent to a wheelchair-accessible seawall, supports the efforts of the community to make Davis Bay an accessible and age-friendly community. The increased accessibility and capacity of the wharf also benefits the Coast Guard and Search and Rescue who routinely use the wharf to dock their boats. Also, the improvements help accommodate the Coast Guard hovercraft used for medevac when helicopters cannot access the hospital due to poor weather.

Project Objectives Not Completed

All objectives have been completed

Expected Outcomes (Benefits)

- **Wharf Utilization**

The improvements increase the value, functionality, capacity and aesthetic of this attraction. Increased use of the wharf by residents and tourists provides direct economic benefits to the community and to the hotels, shops and cafes located directly across the street from the wharf. The increased capacity and functionality of the wharf also supports local events, including the annual Polar Bear swim, Brookman Children's Fishing Derby, and the Davis Bay Sandcastle Competition, and will enable the community to host additional events at the waterfront.

- **Community Building/Engagement**

This project was championed by the District of Sechelt and the Davis Bay/Wilson Creek/Selma Park Community Association, who worked together to engage Pelagic Technologies to design the wharf improvements to ensure the goals of the community were met. Volunteers with the Community Association worked diligently to fundraise and secure in-kind donations, and the District of Sechelt committed \$170,000 in funding for this project. The gazebo was constructed by West Coast Log Homes, an in-kind donation valued at \$36,400.00. The Sechelt Community Forest also supported this project by providing some building materials in-kind.

- **Employment**

The general wharf contract was awarded to Heavy Metal Marine (Victoria). Project management and environmental monitoring for the project was provided by Pelagic Engineering Technologies from Wilson Creek under the supervision of Glenn Haffey. Concrete work was done by local firms Ross Concrete and Dennis Turrene Concrete. The bulkhead was engineered by Gibsons firm Sunco Engineering.

Electrical lighting and outlets were installed by local firm Mitchell Systems and water for fire suppression and potable sources were by Fraser Mechanical. The electrical service including connections from BC Hydro was installed by local firm Olson Electric.

West Coast Log Homes, another local firm, constructed and donated the 40 sq. meter timber frame gazebo.

- **Wharf Utilization/Revenues**

The District of Sechelt's Mayor and Council view the wharf improvements as one of the most important short-term strategic accomplishments for the community. The wharf is an important tourism amenity on the Sunshine Coast. Approximately 150,000 people visit the Sunshine Coast each year, mostly via BC Ferries and private vehicle because there are no regularly scheduled air services to the Sunshine Coast or road access from the Lower Mainland. Travellers to Sechelt and the upper Sunshine Coast must pass through Davis Bay and by the wharf which is adjacent to Provincial Highway 101, and therefore a popular rest stop for tourists.

- **New Wharf Programs**

The large new warfhead, lighting of the wharf, new power supply, bait table and water supply all combine to provide for increased opportunities for utilization as a new event venue.

Final Project Costs

Please see the attached financial statement for the project for a detailed breakdown of project expenditures and sources of funding

Images

See following project pictures

Project Pictures



Historic Davis Bay Wharf



Davis Bay Wharf – Prior to 2014 Construction



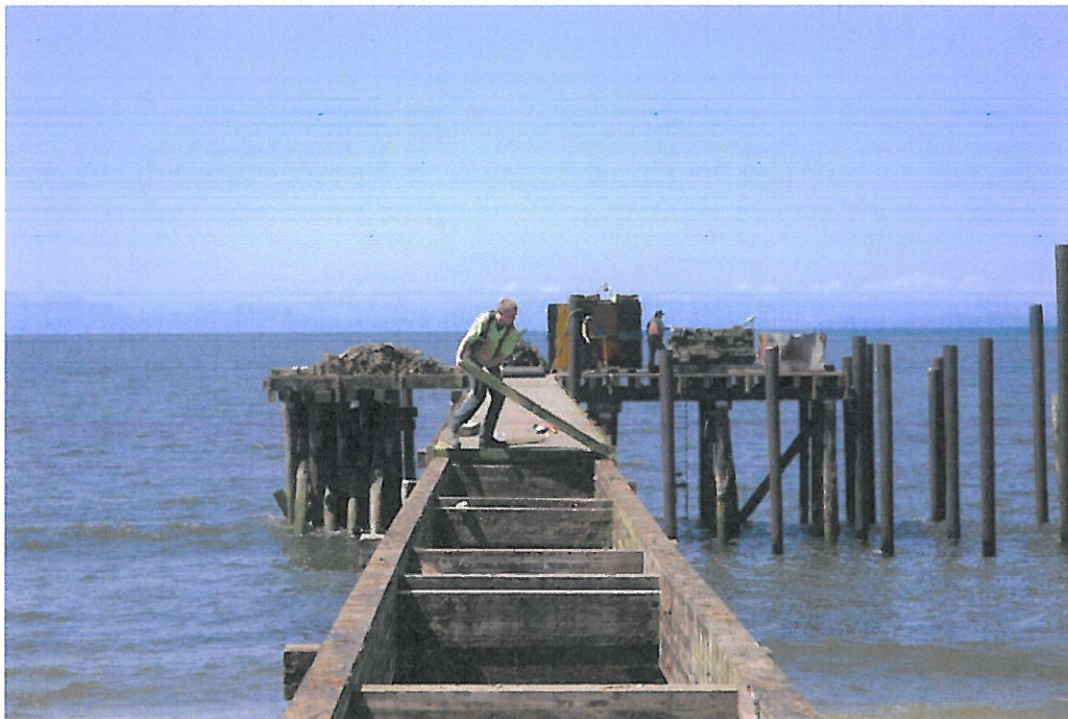
Davis Bay Wharf – Prior to 2014 Construction



Davis Bay Wharf – During 2014 Construction



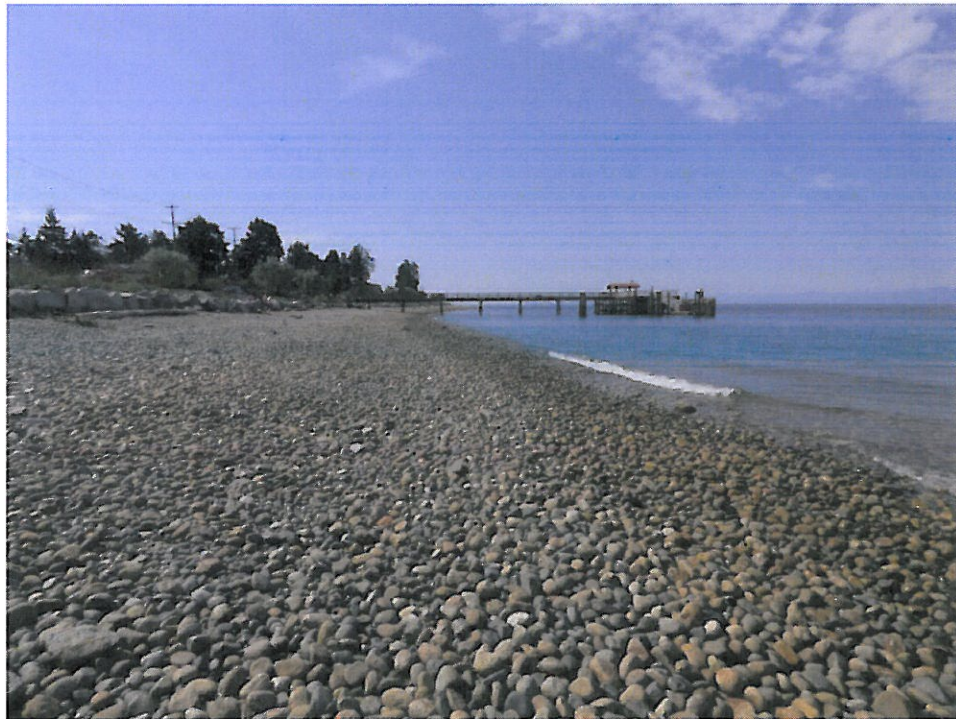
Davis Bay Wharf – During 2014 Construction



Davis Bay Wharf – During 2014 Construction



Davis Bay Wharf – Concept Image



Davis Bay Wharf – Grand Opening



Davis Bay Wharf – Grand Opening



Davis Bay Wharf – Grand Opening



Davis Bay Wharf – Grand Opening



Davis Bay Wharf – September 2014



Davis Bay Wharf

District of Sechelt Financial Statement

Davis Bay Wharf Restoration Project

Period: May 1, 2014 to November 30, 2014

Project Expenditures

Timber Pilings	\$ 125,985
Cap and Stringer/Decking and Handrails	\$ 222,185
Swim Float and Ramp	\$ 17,700
Engineering Design, Approvals, Contract Admin and Inspection	\$ 32,904
Electrical	\$ 19,871
Gazebo	\$ 42,211
Contingency	\$ 29,474
Total Expenditures	\$490,330

Project Income (Sources of Funding)

District of Sechelt	\$ 100,000
Community Forest Legacy Fund	\$ 100,000
ICET	\$ 122,582
Gifts and plank sales	\$ 111,854
In kind donations	\$ 39,497
Total Income (Sources of Funding)	\$473,933

Balance (16,397)

**If balance is positive ICET contribution may be reduced proportionately*

I hereby certify that this statement accurately represents all project expenditures and all sources of project funding


Financial officer

December 18, 2014
Date


Victor Mema

March 21 Resolution

Recommendation No. 10 – Davis Bay Wharf Upgrades

(7) That Council is receptive to capital improvements that allow for enhancement of the Davis Bay Wharf conditional on the Davis Bay-Wilson Creek-Selma Park Community Association providing Sechelt Council with an order of magnitude cost estimate for the proposed improvements.

April 4 Resolution

Recommendation No. 8 – Davis Bay Wharf Upgrade Design Funding

(6) That Sechelt provide up to \$100,000 in the 2012 budget for the commissioning of the studies and concept designs with class C pricing for the upgrades to the Davis Bay Wharf



Wharf re-opens next Thursday

Davis Bay

[Christine Wood](#) / Staff Writer

July 10, 2014 10:36 AM



The District of Sechelt will re-open the Davis Bay Wharf next Thursday, July 17, with a celebration starting at 3:30 p.m. - Christine Wood Photo

Upgrades to the Davis Bay Wharf are nearly complete and the entire Sunshine Coast community is invited to celebrate its grand re-opening on Thursday, July 17, at 4 p.m.

The re-opening celebration will feature a public ceremony followed by two hours of free entertainment, courtesy of the District of Sechelt. Refreshments will also be available.

Parking in the area will be restricted during the event, so guests are encouraged to car pool or take public transit if they're unable to walk or bike to the event.

The Wharf Rats (a community group born of the Davis Bay/Wilson Creek/Selma Park Community Association) has been pushing for wharf restoration since 2011.

Their years of work lobbying and fundraising made the upgrades possible.

"The completed wharf is a shining example of what can be accomplished by a small group of people who have the support of an entire community," said Marg Pearson, president of the Community Association and member of the Wharf Rats. "Hundreds of individuals and families supported the project by purchasing planks; local businesses joined in; some of our neighbours on the Coast made major donations, as did the Community Forest; the province contributed through the Island Coastal Economic Trust; and the District of Sechelt, which owns the wharf, coordinated the entire project and made the largest contribution."

She hopes the community that made the build possible will come to celebrate the wharf's completion on July 17.

"If you miss the official events, be sure to stop the next time you are driving at the only place Highway 101 meets the sea," Pearson noted. "Take a short stroll and look over our new Davis Bay Wharf. Bring your cameras; you will need fresh pictures now that it has a gazebo."

The wharf upgrades include a 66 per cent larger platform and wider walkway as well as a log gazebo and swim float. In addition, crews installed low level lighting and provided power and water to the end of the wharf.

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Davis Bay Wharf Restoration's Big Reveal Jul

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Davis Bay Wharf Restoration's Big Reveal July 17

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First, a great big hurrah to the Davis Bay Wharf Rats, made up of the Davis Bay - Wilson Creek - Selma Park Community Association, Davis Bay Parkway Society (gorgeous signs, people!), and the District of Sechelt, and to everyone who donated a wharf plank during the fundraising for the new pier.

July 17th marks the completion of the Davis Bay Wharf Restoration Project and the whole town is invited to help celebrate from 3:30 onwards, with Reg & Lynne Dickson performing to start everything off before the Official Re-Opening ceremony at 4pm. Afterwards, listen to Coastal favourites Joe Stanton followed by the Roberts Creek Big Band.

Food will be available from the Sechelt Rotarians concession.

Traffic delays are likely between 2:30pm and 7pm. The highway will remain open but there will be folks doing traffic control for the pedestrians approaching and leaving the Davis Bay Seawall.

Attendees are encouraged to take the FREE shuttle bus from downtown, on the half hour, starting at 2:30pm. The bus will leave downtown from Cowrie Street @ Ocean Avenue.

Note: Please leave pets at home for their comfort and the comfort of others.

For the ceremony, access to the wharf head will be limited. To thank the corporate sponsors, community partners and officials most closely involved in the project, a portion of the wharfhead deck will be reserved seating. After the ceremony, this area will be opened to the public. Bring your own beach seating and let's celebrate the re-opening of an enhanced Davis Bay Wharf!

Webmaster note: The first four pictures below were taken today, July 16 at approximately 11am. The other ones are from my archival photos showing the old pier and the pier mid-process in refurbishing.

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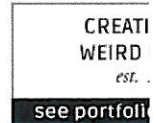
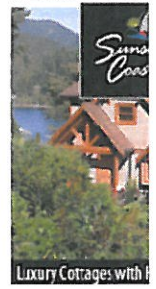
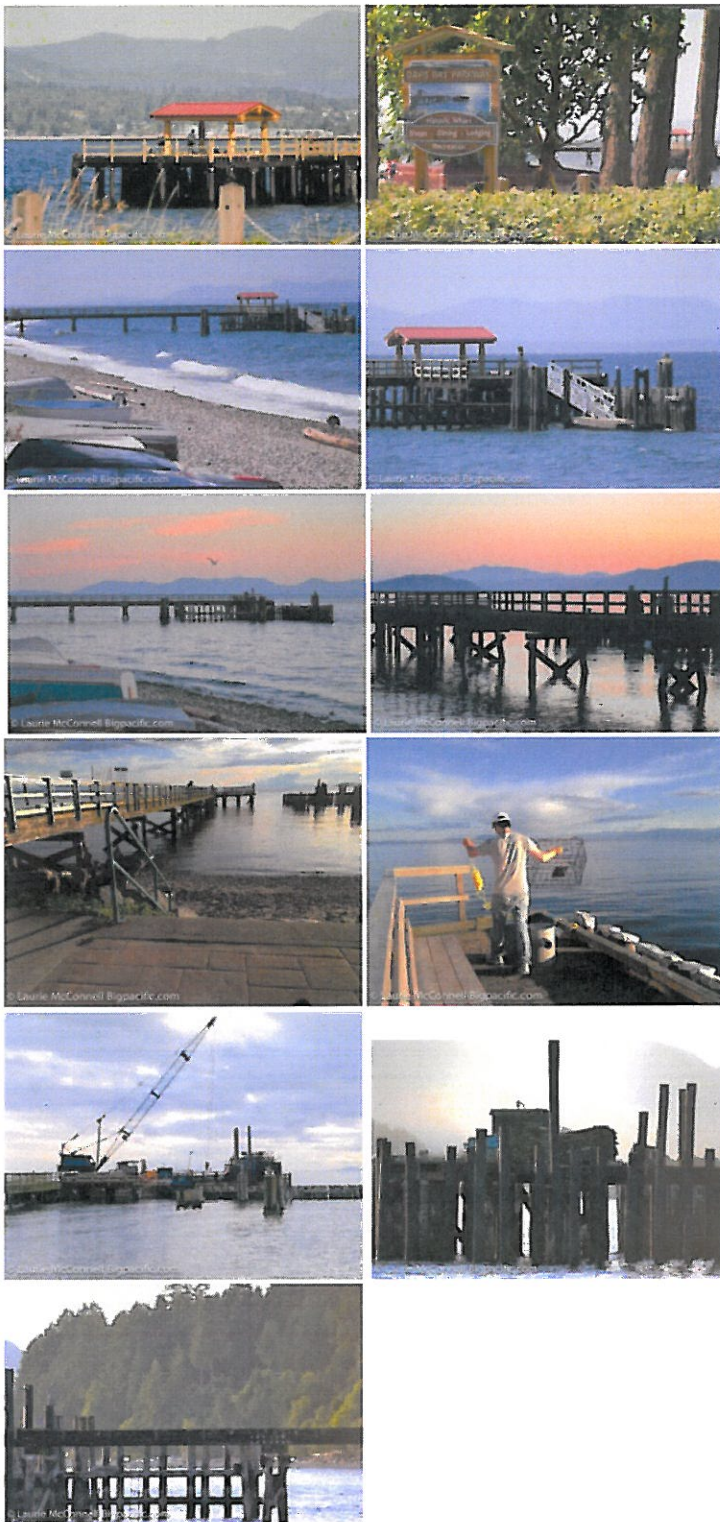
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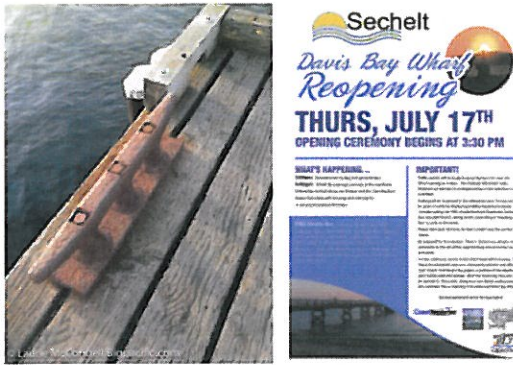
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For information on the history of the Wharf and how this project came to be, visit davisbaywharf.com.



Author: Laurie McConnell

Geek-loving, tie-dyed creative time artisan and general rabble rouser. Passionate conduit of Sunshine Coast stories, myths and fables. Also the original Bad Dog in Bad Dog Design Web Design & Marketing.

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About This Site




Bigpacific.com arose as a way to show newsgroup commenters that this Sunshine Coast was not in Australia. That was in 1997!

Since then we have been blogging, informing, photographing, and sharing all of the stories of the Coast - the people, businesses, organizations and of course the gorgeous coastal BC setting. As publisher of this site and magazine, I invite you along on our soul journey of exploring everything it means to be a 'Sunshine Coaster'.

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Wharf Rats work to restore iconic landmark

Christine Wood/Staff Writer / Staff writer

June 29, 2012 01:00 AM



The Davis Bay Wharf has seen better days, but a dedicated group of volunteers dubbed the Wharf Rats are pushing for its restoration. - Photo submitted

When you think of rats, you may envision destruction, but the Wharf Rats are working to restore a long-standing landmark in Davis Bay.

This small crew of dedicated volunteers is intent on restoring the Davis Bay Wharf to its former glory - even improving it. Some of the Wharf Rats are original users of the pier, built in 1950.

Wharf Rat member Margaret Pearson remembers spending her childhood at the public dock, playing in the water and basking in the sun.

"We were always down there," she recalled.

Pearson worked with a group of people wanting to restore the pier many years ago, but the momentum subsided without any improvement to the aging dock, which once boasted a wharf shed, expanded walkway and moorage for boaters.

"Really it was Marg [Pearson] who brought it back into the community consciousness. She brought it forward and that is sort of where the name of this little committee is coming from too, because Marg and some other members were genuinely Wharf Rats, i.e. 10 to 12 year olds who lived down there," said former Sechelt mayor and Wharf Rat member Bruce Milne.

The desire to fix up the landmark in Davis Bay has been long standing in the community, he explained.

"This is a project that's sort of been on the back burner in people's minds for quite a while actually, at least since Chevron turned the wharf over to the District," Milne said, noting it happened some time during his term in the late 1990s.

At that time it was the priority of council to get the seawall fixed up first.

"We just couldn't do everything," Milne recalled. "So the idea of restoring the wharf was there in the late 1990s, but it slid away, and then subsequent councils and community people got active in other things."

However, last summer Pearson decided to rally the troops again. At her urging, the Davis Bay-Wilson Creek-Selma Park Community Association struck the Wharf Rats committee to push for pier restoration. Soon the Davis Bay Parkway Society pledged their support, and this year the District of Sechelt caught the spirit, saying they would spend up to \$100,000 on studies and new concept designs for the iconic landmark.

The Wharf Rats hope the outcome of that process will be a commitment from the District to improve the wharf, but they don't expect the District to foot the entire bill.

Currently the Wharf Rats are raising money by selling engraved planks to the public for \$100 each and they have a gazebo ready to erect on the expanded dock, which was donated to them by West Coast Log Homes.

The group will be selling planks during the Canada Day long weekend along the Davis Bay seawall. If you want to donate or get involved, look for them there, email info@davisbc.ca or call 604-885-2752.

The Wharf Rats want to make the Davis Bay wharf platform larger by building on the pilings off to the side of the dock, make the walkway wider to allow access for emergency vehicles and attach a year round float to the dock for public use.

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Wharf restoration now underway

DAVIS BAY

[Christine Wood](#) / Staff Writer

June 5, 2014 12:31 PM



Work is now underway to restore and expand the Davis Bay Wharf, signalling the closure of the iconic landmark until sometime next month. See more photos and video in our on-line video and photo sections at www.coastreporter.net. - Christine Wood

Work is now underway to restore and expand the Davis Bay Wharf, signalling the closure of the iconic landmark until sometime next month.

Overseeing the project is Glenn Hafey with Pelagic Technologies, who has been involved in the restoration plans from the beginning.

"The proposed closing comes to an end on July 11, but that being said, there's lots of factors along the way that can either speed things up or delay things," Hafey told Coast Reporter June 3. "For instance, right now we're fighting the northwest winds, which are causing a lot of waves, which makes it more dangerous to operate, so we've had a delay over the last day and a half, waiting for the weather to calm down."

The contractor hired by the District of Sechelt to do the work is Heavy Metal Marine Ltd. and Hafey said things with the company are "going pretty well."

"They're a pretty efficient contractor, and along with our supervision it makes it pretty seamless," he said.

By Coast Reporter's press time Thursday morning new piles had been erected to hold the expanded platform planned for the wharf, and the old railings and walkway had been removed.

The wharf restoration includes a widened walkway out to a larger platform that will include a gazebo (donated by West Coast Log Homes) and access to a floating dock nearby.

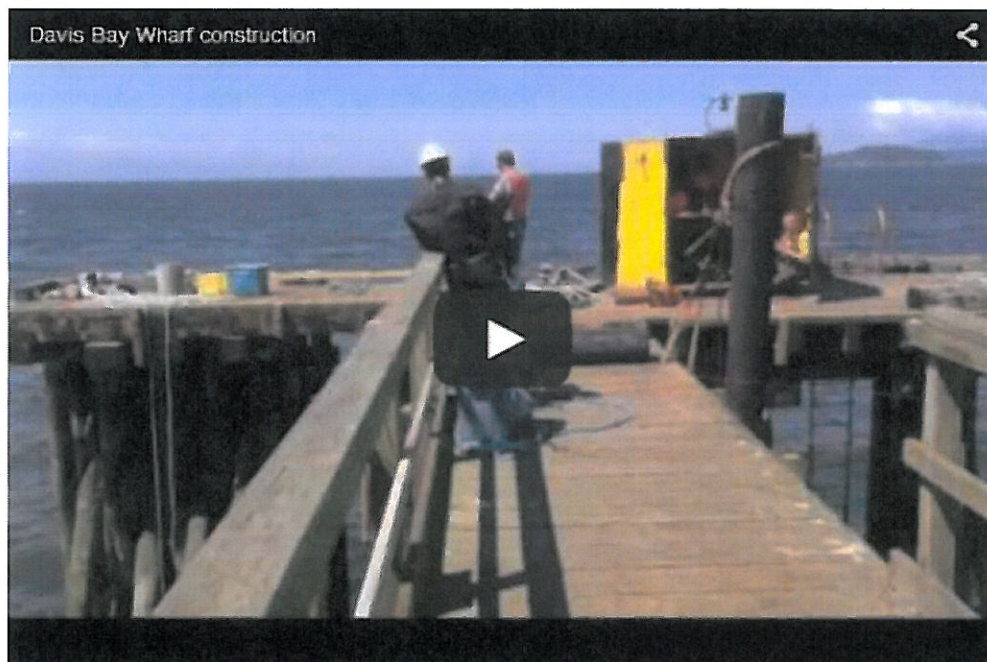
Hafey said the plans also call for water and electricity to be run out to the end of the wharf, which will likely be illuminated.

"There's a lot of different entities involved in it right from the contractors to the people who provide the services, whether that be the Sunshine Coast Regional District or BC Hydro, so that's why I'm saying it needs to be finalized, but the plan is domestic water and power and low level lighting," Hafey said.

Crews are working as quickly as possible to finish their work on time.

"We're all very focused on getting it done quickly so the public can enjoy it for the summer period," Hafey noted.

Keep up to date with what's going on and find out when the opening ceremony is planned through postings on the District of Sechelt website at www.sechelt.ca





Sechelt seeks builder for Davis Bay Wharf

Christine Wood/Staff Writer / Staff writer

March 28, 2014 01:00 AM



A builder is being sought for the Davis Bay Wharf restoration as fundraising continues. - Christine Wood Photo

The Wharf Rats Committee is thrilled with the issuing of a request for proposals (RFP) by the District of Sechelt that seeks a builder to restore the Davis Bay wharf.

"We waited and waited, and then finally that went out and it was like 'yes! It really is going to happen.' We were very happy to see that go out," said Margaret Pearson, chair of the Wharf Rats Committee, which has been fundraising for two and a half years to restore the iconic wharf in Davis Bay.

The District of Sechelt issued the RFP on March 18 through B.C. Bid with a closing date of April 2.

The documents stipulate that the chosen builder is expected to either start construction within five weeks of being awarded the contract or on "May 5, 2014, whichever is the earliest."

It also notes work is to be completed by June 30 so the new wharf can be used this summer.

The only thing missing is enough money to pay the successful proponent.

Currently the Wharf Rats have \$418,000 for the project, which is estimated to cost \$600,000 -leaving them with a \$182,000 shortfall.

"We have applied to the Community Forest Legacy Fund for \$150,000 and are confident that we can raise the final \$32,000," Pearson noted.

The committee is still waiting on word from the Sunshine Coast Community Forest as to whether the grant application will be accepted.

Sechelt Mayor John Henderson said previously that issuing the RFP "is about lighting the fuse" but cautioned the Wharf Rats that he wasn't sure "that we can rely on \$150,000 from any one donor, so don't take your foot off the gas in terms of reach to the public."

During the March 19 council meeting, Henderson said "getting the RFP issued is valuable because we really do need to get going. Hopefully this will also help the fundraising people get some money contributed to the cause and it will let us push the button on it as soon as we get the funds."

Pearson said her group is still taking donations and soon they will be discussing more ways for locals to get their names on plaques associated with the wharf.

Originally the Wharf Rats offered engraved planks to the public for \$100 each as a fundraiser, quickly selling a total of 370 planks.

The RFP encourages potential builders to come forward with any "alternative details" that "would result in reductions to construction time and cost" for the project, in an effort to keep the costs down.

However, the District of Sechelt may not select the proponent with the lowest bid. According to the RFP documents, all proposals will be evaluated on the following:

Ability to meet the scope of the project.

Skills, machinery and previous experience, including methodology and providing cost saving measures.

Proposed time lines and work schedules.

Business references and capabilities.

Potential cost-saving strategies.

Overall cost.

The chosen proponent will be responsible for building a new platform that is four and a half times larger than what is at the wharf now, widening the walkway and installing a swim float and gazebo.

The proponent will also replace pilings where needed.

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